



Minutes of the **Northampton Local Area Planning Committee** held in The Jeffery Room, The Guildhall, Northampton on Tuesday the 4th April 2023 at 5.00 p.m.

PRESENT:

Councillor Jamie Lane – Chair
Councillor Anna King – Vice-chair
Councillor Nazim Choudary
Councillor Paul Clark
Councillor Sally Beardsworth
Councillor Raymond Connolly
Councillor Paul Dyball
Councillor Zoe Smith
Councillor Andrew Kilbride (substitute for Councillor Flavell)

Also in attendance:

Theresa Boyd (Planning Solicitor)
Nicky Scaife, Development Management Team Leader
Samantha Taylor, Principal Planning Officer
Shaun Robson, Development Management Manager
Jonathan Moore, Senior Planning Officer
Marina Watkins, Committee Officer
Jeverly Findlay, Committee Officer

1. APOLOGIES FOR ABSENCE AND APPOINTMENT OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Cathrine Russell, Penelope Flavell and Muna Cali

2. DECLARATION OF INTERESTS

Councillor Zoe Smith declared an interest on item 7d as she works for St Andrews Healthcare and would leave the meeting during consideration of the item.

3. MINUTES

RESOLVED:

That the Minutes of the Northampton Local Area Planning Committee of 14 March 2023 be approved and signed as a correct record.

4. CHAIR'S ANNOUNCEMENTS

The Chair advised that items 7a and 7c had been withdrawn from the meeting.

5. DEPUTATIONS/PUBLIC ADDRESSES

RESOLVED:

That under the following items, the members of the public and Ward Councillors listed below were granted leave to address the Committee:

WNN/2022/1292 Sanjay Kakad (F)

WNN/2022/1293 Sanjay Kakad (F)

6. LIST OF CURRENT APPEALS/INQUIRIES

The Development Management Team Leader submitted a List of Current Appeals and Inquiries. She advised that 3 decisions had been reached by the Inspector. The appeals relating to 21 Portland Place, 32 Gold Street and 31 Hamsterley Park and were all determined under delegated powers and the Inspector agreed with the officers' reasons for refusal and dismissed the appeals. With regards to 32 Gold Street enforcement action would now be taken.

RESOLVED:

That the report be noted

7b. **WNN/2022/0397 Demolition of 21-23 Bridge Street (front façade to be retained and repaired where possible) to create 43no affordable Apartments, Offices and Commercial Spaces, complete with bin and cycle storage provisions. Rear of 21 – 23, Bridge Street, Northampton**

The Development Management Manager outlined the application and the development site. The application had previously been approved in principle subject to the completion of a Section 106 agreement. The application had been re-submitted to Committee in order to ratify the approval in principle without the inclusion of the construction futures contribution which was not required nor requested. Officers recommended that the application be approved subject to the conditions set out in the report and the completion of a Section 106 agreement.

In response to questions, the Development Management Manager advised that either 35% affordable housing was being sought on site, or the equivalent financial contribution. Regarding concerns of potential future noise complaints from residents, it was noted that Environmental Health had requested appropriate conditions to mitigate the issue. The developer's intention was to retain as much of the original listed façade as possible.

Councillor Choudary proposed that the application be approved. The proposition was seconded by Councillor Clark and on being put to the meeting was declared carried

RESOLVED:

That the application be '**APPROVED IN PRINCIPLE**' subject to conditions as set out below with delegated authority to the Assistant Director – Planning and Development to approve any amendments to conditions as deemed necessary;

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And **SUBJECT TO THE COMPLETION OF A S106 LEGAL AGREEMENT** to secure the following planning obligations:

- 35% onsite affordable housing provision.
- Early years education financial contribution (subject to further confirmation by Education Authority)
- Primary education financial contribution.
- NHS healthcare provision financial contribution

Councillor Zoe Smith, having previously declared an interest in the following item, left the meeting during consideration of the application and took no part in the discussion or voting thereon.

7d. WNN/2022/0963 Change of Use from Care Home (Use Class C2) into 16no Specialist Supported Living Apartments (Use Class C3b). St Andrews Healthcare, 32A Berkeley Close, Northampton

The Principal Planning Officer outlined the proposed development, which sought approval for the change of use from a care home into 16 specialist supported living apartments. Each apartment would benefit from a bedroom, open plan kitchen/living space and bathroom, with access to a shared residents lounge. Provision would also be made for offices and facilities for care workers staying overnight. Officers recommended approval subject to the conditions set out in the report and the amended condition 10 below regarding Use Class, and the completion of a Section 106 agreement.

In response to questions, the Committee was advised that the applicants would be required to submit a management plan regarding the protected trees in the area. Councillor were happy with the proposals.

Councillor Clark proposed that Officers advice to approve the application be accepted. The proposition was seconded by Councillor Dyball and on being put to the meeting was declared carried.

RESOLVED:

That the application be '**APPROVED IN PRINCIPLE**' subject to conditions as set out below with delegated authority to the Assistant Director – Planning and Development to approve any amendments to conditions as deemed necessary;

Condition 10 has been reworded to refer to Use Class 3b within the condition, replacing the specialist supported living description.

10. The development hereby permitted, shall be used for (Use Class C3(b) and for no other purpose, including any other purpose in use class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

And **SUBJECT TO THE COMPLETION OF A S106 LEGAL AGREEMENT** to secure the following planning obligation(s):

- A financial contribution towards the improved of primary healthcare within the local area.

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The Chair advised that items 7e and 7f were related applications and would be considered together. The items would be voted on individually.

7e. WNN/2022/1292 Change of Use from Office (Use Class E) to 9 person House in Multiple Occupation (Sui Generis) with bin and cycle storage. 4 Albion Place, Northampton, Northamptonshire NN1 1UD

The Senior Planning Officer outlined the proposed development for the change of use from an office to a 9 person house in multiple occupation with bin and cycle storage. The property was Grade II Listed and situated within the Derngate Conservation Area. Parking was restricted within the area as it was within the town centre controlled parking zone. The property had been vacant for approximately a year. Officer's recommended approval subject to the conditions set out in the report.

Sanjay Kakad, the applicant addressed the Committee. The property had been vacant for some time and was close to local amenities and public transport links. The property would be sympathetically restored. The applicant was working closely with Northampton General Hospital and the property would be used as affordable housing for healthcare and key workers.

In response to questions, the applicant advised that the intention was to retain the original characteristics of the building. There was a need for affordable accommodation for key workers.

Councillors were happy to see the building being re-used and the proximity to the hospital would prove useful to workers.

Councillor Smith proposed that Officers advice to approve the application be accepted. The proposition was seconded by Councillor Dyball and on being put to the meeting was declared carried.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

7f. WNN/2022/1293 Listed Building Consent Application for Change of Use from Office (Use Class E) to 9 person House in Multiple Occupation (Sui Generis) with bin and cycle storage. 4 Albion Place, Northampton, Northamptonshire NN1 1UD

The application for Listed Building Consent for application WNN/2022/1293 was considered alongside application WNN/2022/1292 and voted on separately. The Senior Planning Officer advised that as the building was listed, the works would be carefully monitored. Officers recommended that the application be approved subject to the conditions set out in the report.

Councillor Dyball proposed that Officers advice to approve the application be accepted. The proposition was seconded by Councillor Smith and on being put to the meeting was declared carried.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

7g. WNN/2023/0034 Rebuilding of warehouse, associated offices and parking to replace previously existing warehouse and offices destroyed by fire, together with retention and incorporation of section of warehouse not affected by the fire. 45 Caswell Road, Northampton, Northamptonshire

The Development Management Team Leader outlined the proposed development for the rebuilding of a warehouse and associated offices and parking that were destroyed by fire. The footprint of the replacement building was slightly larger than the original. The scheme had been amended to reduce the height, although there were buildings in the vicinity of comparable height. The building would have parapet walls to contain solar panels and electric vehicle (EV) charging points would be provided. Conditions would be added including noise assessments and management plans. The site was currently vacant. Approval was recommended subject to the conditions set out in the report.

In response to questions, the Development Management Team Leader advised that issues such as rain water collection would fall under Building Regulations. Battery storage was outside of the planning regime and would need to comply with appropriate safety measures.

Councillor Clark proposed that Officers advice to approve the application be accepted. The proposition was seconded by Councillor Kilbride and on being put to the meeting was declared carried.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and subject to an amendment to condition 13:

Amendment to condition 13:

On further review, the existing trees to the eastern boundary of the site (adjacent to Salthouse Road) are not deemed worthy of retention because they have been very heavily lopped/topped. It is therefore only the hedgerow to the southern boundary (adjacent to Caswell Road) that is worthy of retention as part of a condition. Condition 13 is therefore amended as follows:

13. The existing hedgerow to the site's southern boundary shall be retained.

.....Chair

The meeting closed at 5.37pm